

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274  
SunCom: 665-0270 • Website: <http://boocc.co.sumter.fl.us/plandevlop>



## **Development Review Committee Meeting** **November 22, 2004**

### **Members Present-**

Richard Helms-Development Coordinator/Acting Chairperson, Barry Ginn-Ginn Engineering, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Terry Neal-Attorney, Dan Hickey-Fire Services, Marge Thies-Special Projects Coordinator/Planning Department, and Alysia Akins-Secretary.

The meeting convened at 2:15 P.M.

### **Approval of Minutes-**

Ms. Thies made a motion to approve the minutes from November 15, 2004. Mrs. Howard seconded the motion and the motion carried.

### **OLD BUSINESS-**

None

### **NEW BUSINESS-**

#### **The Preserve at Oak Hill – Major Development – Engineering Review**

No one was present to request engineering approval on a 92-lot subdivision. There were no comments from the Committee. Southwest Florida Water Management District permits have been submitted.

Mr. Ginn made a motion to approve the engineering plans. Mrs. Howard seconded the motion and the motion carried.

#### **Rooms To Go @ County Crossings Subdivision – Major Development – Preliminary and Engineering Review**

Jay Gill, Sprinkle Consulting, was present and requesting preliminary and engineering approval to construct a 5979 square foot building for Rooms To Go. Engineering comments were discussed and included the following: building dimensions, landscape plan, property boundary information, curbing and curve radii. The landscape details are similar to the details submitted for County Crossings. Staff comments will be addressed.

Mr. Hunter moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Ms. Thies seconded the motion and the motion carried.

#### **The Villages: KFC/Taco Bell @ Southern Trace Plaza – Major Development – Preliminary and Engineering Review**

Troy Locklin, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a 3183 square foot building for KFC/Taco Bell.

Engineering comments were discussed and included the following: handicapped parking space length, bumper blocks and storm drain specifications. The nearest fire hydrant, within 500', needs to be located on the plans. Staff comments were discussed and included the following: property owner information, handicapped parking sign/fine amount, proposed number of seats, incoming/outgoing radius, Point of Beginning/Point of Commencement on boundary survey and southwest entrance signage.

Mr. Springstead moved to approve the preliminary and engineering plan, subject to all comments being addressed on revised plans. Mrs. Howard seconded the motion and the motion carried.

**VOS: Lake Sumter Landing Professional Plaza – Major Development – Preliminary and Engineering Review**

Troy Locklin, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary and engineering approval to construct a 64,000 square foot building. Engineering comments were discussed and included the following: handicapped parking space length and storm drain specifications. Staff comments were discussed and included the following: acreage amount for next Notice of Proposed Change, building setback lines, Memorandum of Agreement, legal description errors, landscape buffer/recreation trail and POC identification. Mr. Grant discussed the Memorandum of Agreement regarding the tract boundary along the cart path. Staff stated the legal description needed to match the project boundary. The Board of County Commissioners can review the preliminary plans without the MOA. Commercial subdivision requirements were discussed. Attorney Neal will work with Mrs. Rogers and Mr. Little regarding the conveyance of the property to determine whether a plat or MOA is needed.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to clarification of whether a plat or MOA is needed. Mrs. Howard seconded the motion and the motion carried.

*The next meeting is scheduled for December 6, 2004.*

Mr. Springstead made a motion to adjourn. Ms. Thies seconded the motion and the motion carried. The meeting adjourned at 2:45 PM.